

20200312000098980  
03/12/2020 01:35:59 PM  
DEEDS 1/3

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Jason E Williams and Jessica H Williams  
909 Water Willow Ct, Hoover AL 35244

Presents:

THAT IN CONSIDERATION OF Four Hundred Ninety Two Thousand Five Hundred Dollar and no/100 Dollars (\$492,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Tom A Franks and wife, Lyn F Franks (herein referred to as grantor(s)) do grant, bargain, sell and convey unto Jason E Williams and Jessica H Williams (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3025, according to the Survey of Riverchase Country Club, 30<sup>th</sup> Addition, as recorded in Map Book 13, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$467,875.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

To Have And To Hold unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 10th day of March 2020

Tom A. Franks

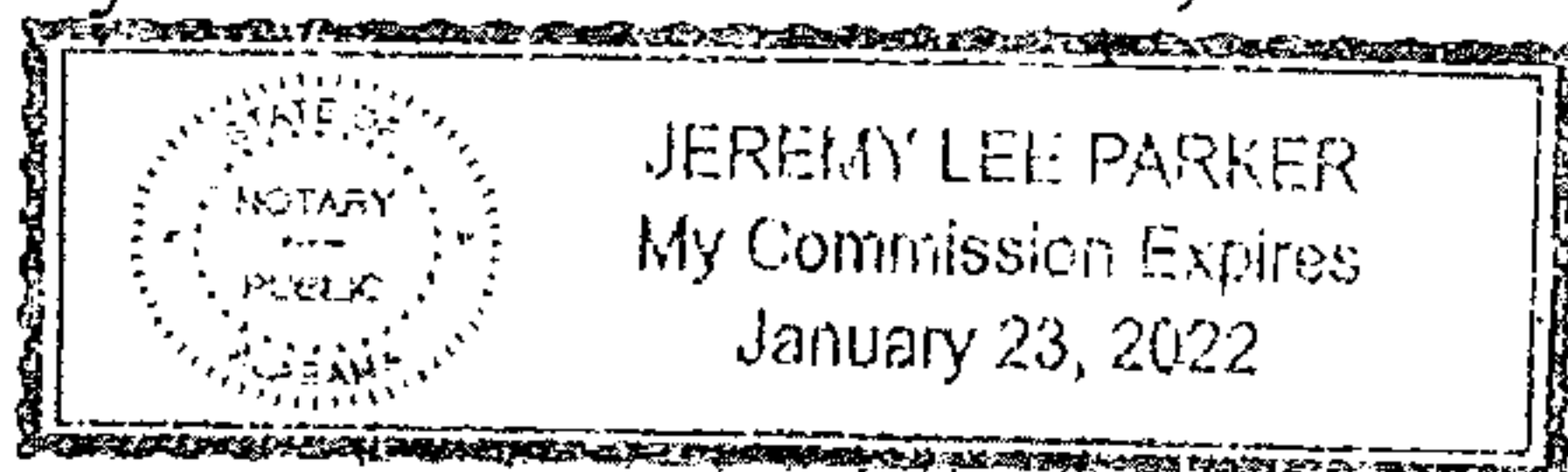
Tom A Franks

Lyn F. Franks by Tom A. Franks her Attorney in Fact  
Lyn F Franks by Tom A Franks her Attorney in Fact

State of Alabama  
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Tom A Franks whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of March, 2020



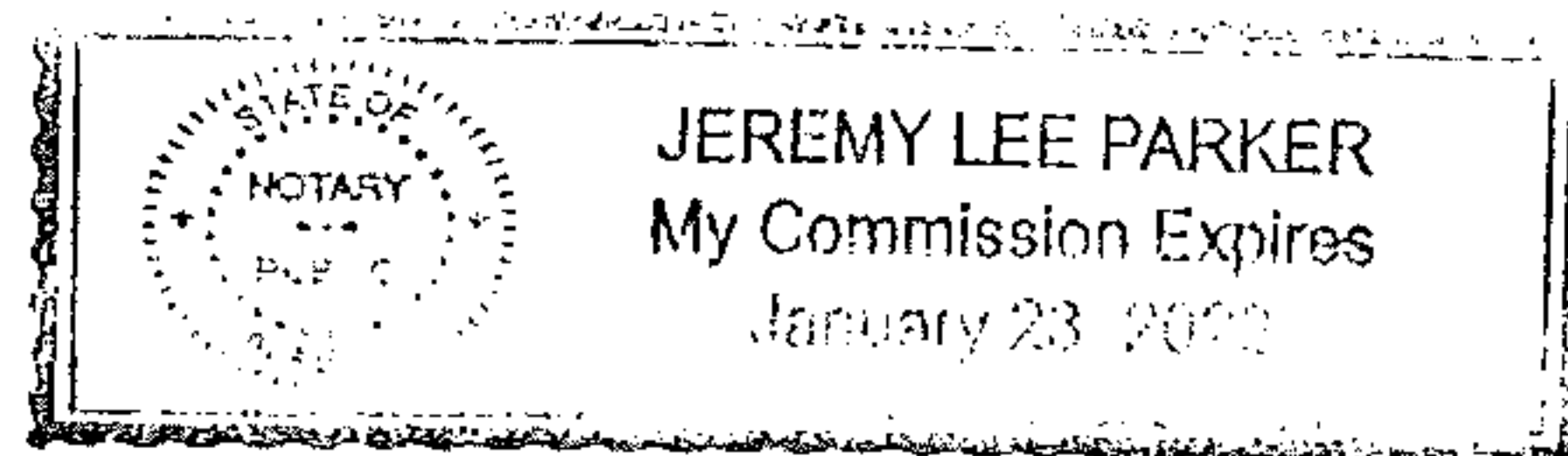
[Signature]  
Notary Public  
My Commission Expires:

STATE OF Alabama  
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Tom A Franks as Attorney in Fact for Lyn F Franks, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the Conveyance that Tom A Franks in his/her capacity as Attorney in Fact did executed the same voluntarily and acting within the scope and power of said Power of Attorney for Lyn F Franks on the day the same bears date.

Given under my hand and official seal this        day of March, 2020



[Signature]  
Notary Public  
My Commission Expires:

Prepared by: Jeremy Parker  
Parker Law Firm LLC  
1560 Montgomery Hwy Ste 205  
Hoover AL 35216

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Jessica h Williams and Jason E Williams

909 Water Willow Court  
Hoover AL 35244

909 Water Willow Court  
Hoover Al 35244

March 10, 2020

Hoover AL 35244

Total Purchase Price

\$492,500.00

Or  
Actual Value  
Or

§

### Assessor's Market Value

9

☐ Bill of Sale
 ☐ Appraisal  
☐ Sales Contract
 ☐ Other to \_\_\_\_\_  
☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Print: Tom A Franks

(verified by)

*Sign:*

Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/12/2020 01:35:59 PM**  
**\$53.00 CHERRY**  
**20200312000098980**

Allen S. Bayal